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March 1, 2001

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PLANNING DIVISION
COUNTY OF YORK

Mr. Michael King
Office of Comprehensive Planning
County of York
P.O. Box 532
Yorktown, VA 23690

RE: APPLICATION ZM 55-01 AND UP 573-01

Dear Michael:

Enclosed is an artist's rendering of the Stor-Moore II project proposed for Wolfrap Road. This project will incorporate the following architectural and landscape features:

1. As depicted on the enclosed rendering, the front of all units facing Wolfrap Road will be constructed of brick with attractive gable features.
2. The entrance gate and fencing facing Wolfrap Road will be of a wrought-iron type similar to that presently installed at the original Stor-Moore facility on Route 17.
3. Type-35 transitional buffers will be required along the left side and rear of the property. These buffers will be planted with Type-50 plantings to ensure a denser vegetative screen from the adjacent R20-zoned properties.
4. The front and right sides of the project will be supplemented with a continuous row of evergreen shrubbery.
5. The project will be under 24-hour camera surveillance.
6. There will be no dumpsters located in the project to eliminate any possible rodent problems.

Also enclosed is a comparative fiscal impact analysis that compares this project to the existing R20 zoning based on the market prices of comparable single family homes in the immediate vicinity. This shows a positive fiscal impact of \$7,093 annually versus an annual loss of \$6,806 under current zoning for a net increase of \$13,899 annually.

3630-H George Washington Memorial Hwy.
Yorktown, Virginia 23693
(757) 867-8777 • FAX (757) 867-9597

This project will provide a positive economic return to the citizens of York County while utilizing land planning techniques that will provide the following aesthetic benefits to the neighborhood:

Present an attractive landscaped entrance from Wolftrap Road


Provide a noise and visual buffer for the adjacent residents from Route 17

Provide a security screen for the neighbors through the use of fencing and camera surveillance.

Provide enhanced landscaping beyond what is required by the Zoning Ordinance.

Thank you for all of your assistance on this project.

Best regards,


Lamont D. Myers
Agent

Enclosures

cc: Kenneth Dale Moore

KENNETH DALE MOORE **COMPARATIVE FISCAL IMPACT ANALYSIS**

CURRENT R20 ZONING

5 Single Family Homes @ 12 Residents Total **Local Tax Revenues**

Real Estate Tax	
5 homes at \$130,000 ave. valuation @ .0086	\$5,590
Personal Property Tax	
5 homes at \$9,000 ave. valuation @ .04	1,800
Retail Sales Tax	
5 homes at \$10,000/yr local purchases @ .01	500
Meals Tax	
5 homes at \$2,000/yr local purchases @ .04	400

TOTAL EST. LOCAL TAX REVENUES \$8,290

Local Public Service Costs (per capita basis)

General Administration	@ 24.07 x 12	289
Judicial Administration	@ 29.53 x 12	354
Public Safety	@ 239.57 x 12	2,875
Env. & Dev. Services	Costs paid by permit fees	
Financial & Mgt. Services	@ 94.49 x 12	1,134
Human Services	@ 34.73 x 12	451
General Services	@ 70.14 x 12	842
Community Services	@ 35.23 x 12	423
SUBTOTAL W/O EDUC.	@ 527.76 x 12	\$6,333
Local Education Costs (based on 3 new school children)		
Local Contribution	@ 2,921 x 3	\$8,763

TOTAL EST. SERVICE COSTS \$15,096

EST. GAIN/(LOSS) TO COUNTY (\$6,806)

PROPOSED SELF-STORAGE PROJECT

34,600 Square Feet of Buildings

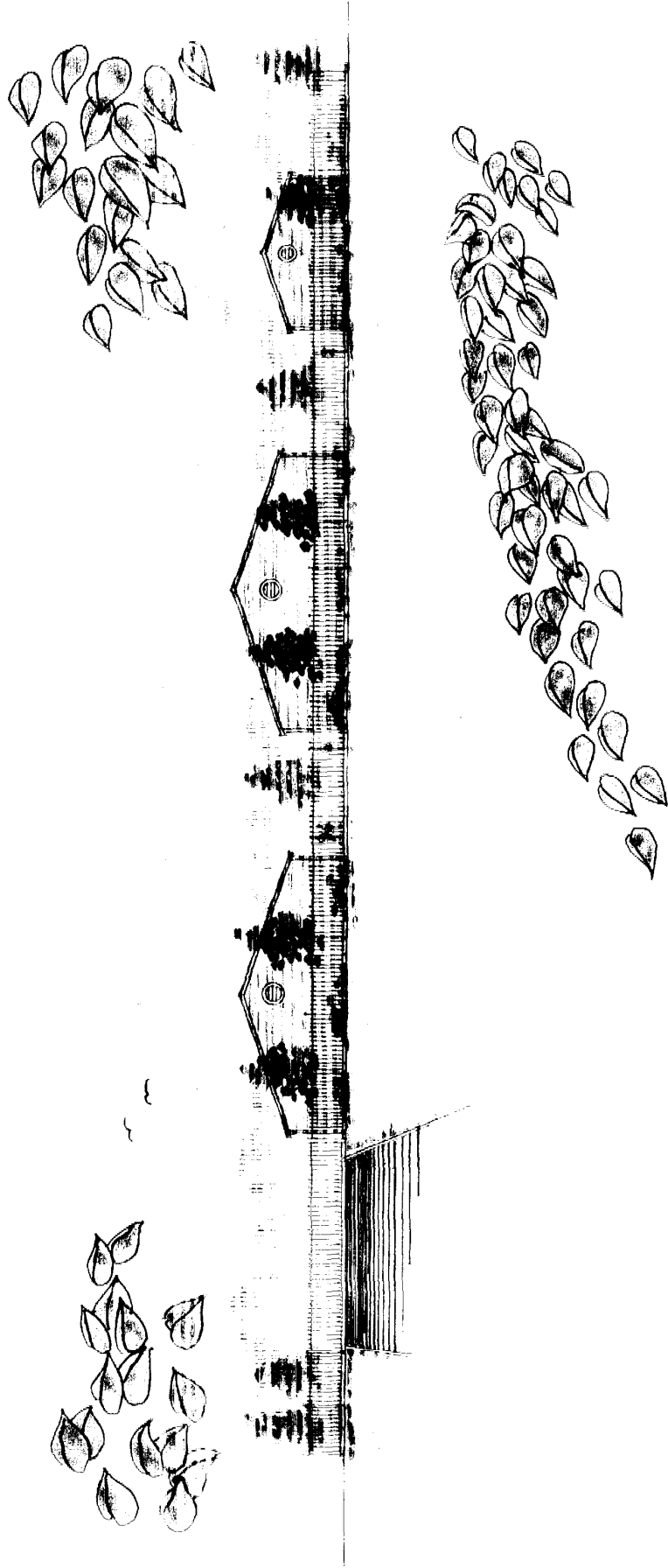
Real Estate Tax	
34,600 sq. ft. @ \$31.45 value @ .0086	\$9,358
Business License Tax	not estimated

TOTAL EST. LOCAL TAX REVENUES \$9,358

General Admin. Est. at same level	\$289
No cost	
No cost, facility under camera surveillance	
Costs paid by permit and review fees	
Financial & Mgt. Services Est. same	1,134
No cost	
General Services Est. same	842
No cost	
SUBTOTAL W/O EDUCATION	\$2,265
No Education Costs	

TOTAL EST. SERVICE COSTS \$2,265

EST. GAIN/(LOSS) TO COUNTY \$7,093



A SELF STORAGE FACILITY
WOLFTRAP ROAD YORKTOWN, VIRGINIA